(c) whether it is a fact that the attending of complaints and maintenance of quarters has gone down considerably after the shift of the same;

(d) whether it is also a fact that complaints are neither attended to for days and weeks together nor monitored;

(e) whether Government are aware that JE and AE concerned are not available when residents want to see them in connection with problems of the colony; and

(f) what action is being taken in above matter?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI P.K. THUNGON): (a) Maintenance of only 243 quarters of Phase-II B.K.S. Marg have been transferred to the service centre at Mahadev Road, New Delhi from Havlock Sqaure in the month of November, 1994.

(b) Phase-II quarters are near to Mahadev Road Service Centre and there was imbalance of workload of two Enquiries.

(c) No, Sir. According to the CPWD, the complaints are being attended to regularly and properly.

(d) As per report received from CPWD, complaints are attended to as early as possible. Due monitoring of complaints registered is done by Assistant Engineer/Executive Engineer.

(e) In general, Junior Engineers and Assistant Engineers are attending to their duties in time and are available to listen to the complaints of the residents. However, it is possible that some times, they could not meet the residents due to preoccupation in some other works/sites in their jurisdiction.

(f) Instructions have been issued again to Junior Engineers to be in their offices to listen to complaints of the residents on all working days before 9.45 A.M. and Assistant Engineers on prefixed days of the week.

सरकारी भवनों में चलने वाली सुपर बाजार की शाखाओं पर बकाया देय राशियां

5737. **श्री दिलीप सिंह जूदेव:** क्या शहरी कार्य और रोजगार मंत्री यह बताने की कृपा करेंगे कि:

(क) क्या सरकारी क्वार्टरों और भवनों में चलने वाली सुपर बाजार की शाखाओं ने गत तीन वर्षों से किराया अदा नहीं किया है;

(ख) क्या सरकार ने सुपर बाजार के महाप्रबन्धक को इस संबंध में कोई नोटिस जारी किया है;

(ग) यदि हां, तो सरकार ने इस बकाया देय राशियों को वसूल करने के लिए क्या कदम उठाए है;

(घ) क्या सरकार सुपर बाजार की इन शाखाओं को बन्द करवाने और उनसे सरकारी क्वार्टर और भवन खाली करवाने का विचार रखती है;

(ङ) यदि हां, तो तत्संबंधी ब्यौरा क्या है;

(च) यदि नहीं, तो उसके क्या कारण हैं?

शहरी कार्य और रोजगार मंत्रालय में राज्य मंत्री (श्री पी० के० थुंगन): (क) से (ग) सुपर बाजार समय-समय पर किराये का भुगतान करता रहा है । तथापि, लाइसेंस शुल्क को और बढ़ा दिए जाने के कारण सुपर बाजार के विरुद्ध लाइसेंस शुल्क के बकाया के रूप में 12,63,235 रुपये बाकी हैं। उन्हें बकाया राशि का भुगतान करने के लिए कहा गया है।

(घ) से (च) ऐसा कोई प्रस्ताव नहीं है

Audit Report of Housing Scheme of DDA.

5738. PROF. VIJAY KUMAR MALHOTRA: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) whether the audit review of the two major housing schemes of DDA, *viz* New Pattern Registration Scheme 1979 and Self-Financing Scheme showed that construction work was in many cases defective or sub-standard or inordinately delayed frequent delays in supply of design

drawings and stipulated materials, non-recovery in arbitration cases etc. thereby escalting the prices of the flats on the registarnts;

(b) if so, the reasons for these lapses and the extent to which these lapses have proved detrimental to the interest of the registrants;

(c) whether any inquiry has been held into the lapses and if so, the outcome of those inquiries and the action taken thereon; and

(d) the steps taken/proposed to be taken not to pass the burden on the registrants together with the justification for passing the burden on to the registrants?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN AFFAIRS AND EMPLOYMENT (SHRI P. K. THUNGON): (a) and (b) DDA has reported that some short-comings have been pointed out by the Audit during the course of its review of various projects relating to New Pattern Registration scheme, 1979 and Self Financing Scheme. The reasons leading to the short-comings pointed out by the audit are as under:

(i) DEFECTIVE/SUB-STANDARD WORK: All major works are executed after following procedure of inviting tenders. Any deficiency noticed in the work is brought to the notice of contractor for rectification as per the provisions of the agreement. Wherever the contractor refuses to do the needful, the defects are got removed through another agency at the risk and cost of the original contractor. This factor results in some additional cost in the completion of the project.

(ii) DELAYS: By and large, all tenders are floated and contracts awarded only when the land free from all encumbrances and minimum structural details are available. Working drawings/details continue to flow alongwith the execution of the works. Some times the progress of works gets effected whenever the subsequent details are not received in time. Sometimes changes are required to be made in the structural designs due to site conditions and/or other reasons. It is not possible to envisage all these factors at the planning stage. The cases of delay in the completion of work are dealt with in accordance with the provisions of individual contract and levy of compensation or any action is decided on merits of the facts of each case.

(iii) ARBITRATION AWARDS: Each contract contains a clause relating to the appointment of arbitrator for adjudication of the disputes arising between the two parties. It is not possible to pre-determine the arbitration award. However, some anticipated provisions are kept in the costing details of this accounts.

(iv) COST FACTOR: At the time of preparation of the cost of the flats, DDA follows the practice of aggregate units cost and, therefore, the expenditure gets spread over a large number of houses.

(c) No enquiry consequent to the audit report has been conducted or helds.

(d) According to present policy all costs are required to be passed on to the allottees.

Prices of DDA Flats

5739. PROF VIJAY KUMAR MALHOTRA: Will the Minister of URBAN AFFAIRS AND EMPLOYMENT be pleased to state:

(a) what is the price of DDA flats now being offered to applicants;

(b) whether these prices are not outside the reach of lower and middle income group;